

Village of Salado, Texas
Board of Aldermen
Special Called Meeting and Workshop
Meeting Minutes
6:30 p.m. Thursday, December 10, 2015
Municipal Building, 301 N. Stagecoach Road

Present: Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Dankert, Alderman Michael McDougal.

Absent: Alderman David Williams

Others Present: Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary; Jack Hensley, Chief of Police; Mary Poche', Executive Director, Salado Chamber of Commerce and Tourism Bureau.

I. Call to Order.

Mayor Blancett called the meeting to order at 6:32 p.m.

1. The Mayor opened the meeting with a moment of silence.
2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Proclamations / Special Recognition.

The Board of Aldermen presented certificates to a group of Salado High School students who conducted a volunteer work day at the Municipal Building and the Chamber of Commerce as part of their Leadership class. The Board also presented a certificate to Susan Terry of Keep Salado Beautiful for the installation of a Native Garden at College Hill.

III. Public Comments.

3. Maurice Striegler, 901 Salado Oaks Drive, expressed concern about plans to make Salado Oaks Drive as a through street to the Sanctuary Development. He distributed a related packet to members of the BOA (see attached).

Linda Reynolds, 507 Santa Rosa, described circumstances that led her to be in the Christmas parade; thanked Alderman Dankert for being a fine role model for young women; and thanked in advance the board member would make a motion to remove two items from the Consent Agenda for individual discussion.

K.D. Hill, 1221 Baines, expressed appreciation for the BOA's support of the Ultra 520K Texas endurance race scheduled for the Spring in and around Salado.

IV. Reports.

Mayor's Report: Mayor Blancett reported that the first weekend of the Christmas Stroll was very good. He announced the Town Hall forum on Sanctuary to be conducted at 6:30 p.m. Monday, December 14, 2015, at the Municipal Building. He gave an update on the Interstate-35 construction and described the weekly tour of the construction site he takes with representatives of TxDOT. He also reported that the Village will ask the Governor for a portion of the late-fee funds paid by James Construction

Police Department Reports: Chief Hensley reported that the General Orders are still in review. An officer who has been on light duty will return to regular duty in eight days. Two candidates will be interviewed for the open position within the department. (See attached report.)

Fire Department Report: Chief Shane Berrier reported that November was a busy month for automobile accidents. He reported that his firefighters receive regular training and that the department received a \$200,000 grant from the U.S. Forestry Service for the purchase of a \$230,000 brush truck. The department will raise the additional \$23,000 needed to purchase the truck. (See attached report.)

Chamber of Commerce/Tourism Bureau Director's Report: Mary Poche' covered highlights from the Chamber/Bureau action plan. More emphasis will be placed on memberships. Anecdotal feedback indicates that Small Business Saturday was a success despite poor weather conditions. She introduced Erin Klingemann, the new Marketing and Event Manager for the Chamber/Bureau. (See attached report.)

V. Consent Agenda.

4. Consider approving the Consent Agenda items:

- a. Minutes, November 19, 2015, Regular Meeting
- b. Resolution (R-2015-129) supporting the Ultra 520K Texas three-day endurance race in and around Salado.
- c. Contract with Baylor Scott & White Health Plan for employee health coverage.
- d. Authorize the position of Business Operations Administrator as a permanent part-time position in the Department of Chamber of Commerce and Tourism Bureau.
- e. Agreement with Pape-Dawson Engineers for reimbursement or payment of expenses for engineering and surveyor services for the Village Wastewater Services Improvement Project in an amount not to exceed \$98,000
- f. Services Agreement with James Construction Group, LLC, for reimbursement of Village costs associated with providing school-related traffic control services on and around the I-35 reconstruction project.
- g. Agreement with Ron Carroll Surveyors for completion of certain surveying services for the Village Wastewater Services Improvement Project in an amount not to exceed \$10,000.

Alderman Coachman made a motion to remove items 4e and 4g from the Consent Agenda and approve Items a, b, c, d and f as presented. Alderman McDougal seconded. The motion carried unanimously.

Mayor Pro Tempore Brown made a motion to postpone Items 4e and 4g and put them on the first workshop session in January. The motion died for lack of a second.

Alderman Coachman made a motion to approve Item 4e, an agreement with Pape-Dawson Engineers for reimbursement or payment of expenses for engineering and surveyor services for the Village Wastewater Services Improvement Project in an amount of \$87,061.25. Alderman McDougal seconded.

There was discussion about the need for Pape-Dawson Engineers and Ron Carroll Surveyors, and concern about possible duplication of services and excessive pricing with respect to jurisdictional waters. Alderman Coachman pointed out that the Village has already agreed to pay this invoice and that the invoices must be paid in order to receive the deliverables. Without deliverables, the Village would have to hire a surveyor firm to re-survey all areas involved.

The motion carried unanimously.

Alderman McDougal made a motion to approve Item 4g, an agreement with Ron Carroll Surveyors for completion of certain surveying services for the Village Wastewater Services Improvement Project in an amount of \$7,775. Alderman Coachman seconded. The motion carried unanimously.

VI. Regular Session.

5. Presentation, discussion, and possible action on reconsideration of a variance to Section 4.2b, Protection of Drainage and Creek Areas, of the Subdivision Ordinance in accordance with Ordinance 2008-20 Flood Damage Prevention Ordinance, Section 4D Variance Procedures, for the Creekside Meadow subdivision.

Alderman McDougal made a motion this item until the January 7, 2015, meeting at the request of the applicant. Alderman Dankert seconded.

There was discussion about how water will be diverted if the variance is approved.

The motion carried unanimously.

6. Hold a Public Hearing and consider adopting a Resolution (R-2015-131) granting a petition of landowners within portions of the 276 acres of land of the H.W. Hurd Survey, the Edward A. Pitts Survey, the Benjamin Boles Survey, the James P. Wallace Survey, and the William Roberts Survey in Bell County, Texas more particularly described in the petition for annexation requesting Annexation for inclusion of the following property into the Village of Salado corporate limits, (*aka Sanctuary Development*), lying adjacent and contiguous to the present corporate limits of the Village of Salado; adopting a timetable for completing annexation; directing staff to perform activities necessary for the initiation of annexation proceedings; directing staff to develop a Municipal Services Plan; and calling for two public hearings.

Administrator Foutz explained that first the Village must accept the petitions for annexation, requiring tonight's the public hearing, and that the public hearings on annexation will take place January 14 and 21, 2016.

The Mayor opened the public hearing at 8:10 p.m.

Linda Reynolds addressed Wildfire Ranch's role in annexation and requested that notices about the public hearings on annexation be published in the Salado Village Voice.

The Mayor called twice more for speakers and closed the public hearing at 8:12 p.m.

Alderman Coachman made a motion to approve Resolution R-2015-131 granting a petition of landowners within portions of the 312.381 acres of land for annexation as presented. Alderman McDougal seconded.

There was discussion about service plans and cost analyses of such plans. Alderman Coachman said the appraised value of the land to be annexed is currently listed at close to \$3 million.

The motion carried unanimously.

7. Hold a Public Hearing and consider adopting a Resolution (R-2015-132) granting a petition of landowners requesting annexation of 20.017 acres of land out of Young Williams Survey, Abstract No. 861 in Bell County, Texas (locally known as Hidden Glen Senior Living Development), lying adjacent and contiguous to the present corporate limits of the Village of Salado; adopting a timetable for completing annexation; directing staff to perform activities necessary for the initiation of annexation proceedings; directing staff to develop a Municipal Services Plan; and calling for two public hearings.

Administrator Foutz explained that both annexation requests will be processed at the same time because of the associated costs and staff effort.

The Mayor opened the public hearing at 8:25 p.m.

Darlene Walsh, 1110 Mill Creek Drive, questioned whether the golf cart path could be made into an actual road and expressed concern about agricultural exemptions.

Terry Crowell, 1501 Elizabeth Circle, questioned whether the Village will be responsible for any water problems created by the development.

Linda Reynolds asked about whether smoking would be allowed in the individual units of the development. .

The Mayor closed the public hearing at 8:30 p.m.

Alderman McDougal made a motion to approve Resolution R-2015-132 granting a petition of landowners requesting annexation of 20.017 acres of land as presented. Alderman Coachman seconded. The motion carried unanimously.

8. Discussion and possible action on a Request for Consent to the Creation of a Municipal Utility District to be named Sanctuary Municipal Utility District.

Administrator Foutz explained that this request for the MUC was received October 2, 2015, the Village received a petition from Sanctuary to create a Municipal Utilities District. The Village has 90 days to respond. She said the petitioner has indicated a desire to withdraw the request, and this resolution ratifies that we decline support of the MUD.

Alderman Coachman made a motion to approve Resolution R-2015-133 denying the petition requesting the creation of Sanctuary Municipal Utility District received on October 2, 2015. Alderman Dankert seconded.

Alderman Coachman explained that the Village has 90 days to respond to the petition for the MUD, and an official letter of withdrawal of the petition has not been received.

The motion carried unanimously.

The Mayor closed the Regular Session at 8:35 p.m.

Mayor Pro Tempore Fred Brown opened the Workshop Session at 8:50 p.m.

VII. Workshop Session.

9. Discussion on the process and approach or review and approval of Standard Operating Procedures and General Orders for the Police Department.

There was general discussion about developing a procedure for review, format, and turnaround time of the procedure and general orders for the Police Department. Chief Hensley reported that 47 of 161 sections have been completed and made specific to the Village. A committee will be formed to work on this item, with the scope of the committee brought to the January 7, 2016, meeting. Individual council feedback will be sought for the scope and makeup of the committee.

10. Discussion on land acquisition for a second wastewater treatment plant site.

There was discussion on the value of purchasing a site on the west side for a second wastewater treatment plant to serve the anticipated growth on that side of town. Two tracts of land were discussed. The west side wastewater plant site will require a separate TECQ permit. There was discussion about the Sanctuary Wastewater Treatment Plant handling 200,000 gallons and the west side treatment plant handling 100,000.

11. Discussion on an amendment to Zoning Ordinance, (Ordinance 2013.08) Section 5.3, Fencing, Walls and Screening Requirements as it relates to Single-Family and Duplex standards.


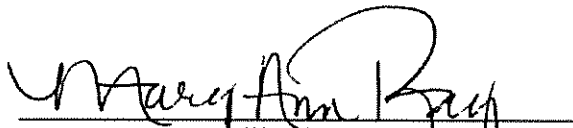
Administrator Foutz showed a PowerPoint about various fence types; aldermen gave feedback about what type of fencing materials should be permitted. There also was discussion about what constitutes grandfathering.

The Mayor closed the workshop at 9:54 p.m.

VIII. Adjourn.

Alderman McDougal made the motion to adjourn. Alderman Coachman seconded.

Mayor Blancett adjourned the meeting at 9:55 p.m.


Skip Blancett, Mayor
Mary Ann Ray, Village Secretary



Maurice Striegler
901 Salado Oaks Drive
Salado, Texas 76571

254-947-5666

[REDACTED]
9 December 2015

Most citizens I have talked with concerning the Mayor's policy of restricting citizen input to three minutes with zero back and forth dialogue to ensure a free and informative exchange of ideas is of little value to all concerned. It is my understanding that in cities practicing "open government" they restrict executive sessions and use them primarily to resolve internal personnel problems. The beauty of a city run on the basis of open government is a testimony to the free exchange of ideas among citizens and their government can do and literally move mountains. "United we stand divided we fall". Informing the citizens after signing on the dotted line is like putting a lock on the barn door after the prized race horse is gone; totally useless.

I have put together this packet of documents that will demonstrate how Billie Hanks Sr. and wife Freda Nutt Hanks were able to create out of whole cloth a flawed series of questionable documents with the assistance of a supporting cast which she identified in a letter of instruction to her attorney. I am still puzzled as to why she put this revealing document behind my trucks wiper blade.

The local supporting cast who participated and or notified in this document are as follows:

- 1) David Sanford, Attorney
- 2) Bill and Freda Hanks as signed by Freda Hanks
- 3) Glen Hodge real estate broker
- 4) William Pipes real estate developer
- 5) Billy Helm real estate developer
- 6) Thomas Berrier surveyor

Exhibit 1) A review of a law suite concerning a small development in Hunt County, Texas. Many points of law germane to this case are discussed. The development consisted of seven lots with access to a public road. Lot 6 was purchased jointly by two people who jointly owned an adjoining development property. They issued themselves an easement across their lot to have access to the 7 lots outlet street. This case went to the Appellate Court, Texarkan, Texas which rendered the final ruling. "We reverse the case and remand to the trial court for entry of an order consistent with this opinion enjoining the use of a portion of Lot 6 as a roadway as proposed by Cummings and Curtis. Reversed and remanded."

Exhibit 2) Time Line with recorded events, property Deeds, etc. in the creation of Salado Oaks subdivision, Salado, Texas

Exhibit 3) Refer to supporting cast identified above by 1) through 6). Complete document describing the over reaching of the mother of all ingress egress vehicular easements ever devised. Astounding document. Hanks given right to level everything that rest upon the entire 80 feet width and some 800 feet in length. Approximately (1.57) acres. Drive ways in part, yard trees, side yards. Hanks pays zero tax. This easement covers Salado Oaks drive East-West axis. In other words Pipes and Helm super imposed this easement right over our dedicated dead end street. Restrictive covenants in part. Lots for single family dwelling, no lot shall be subdivided. Five lots face this easement and are in fact divided by this easement. No lot shall be used for commercial purposes. Flow through vehicular traffic to service adjacent Hanks development is definitely for commercial purposes.

Exhibit 4) Partition Deed defines how the senior Hanks with the aid of their attorney devised a disingenuous means by which the Hanks created out of whole cloth a wholly unnecessary ingress egress easement in order to maintain a tenuous hold on property lost to Ruth Hanks. The Hanks used this questionable easement document to bargain with Pipes and Helm to acquire the 80 feet by some 800 feet mother of all ingress egress easements that is super imposed over Salado Oaks Drive east west axis dead end street.

"Ow what lies we weave when first we practice to deceive." Matthew 7:7 "Ask, and it shall be given you; seek, and ye shall find; knock, and it shall be opened unto you: 7:8 For every one that asketh reciveth; and he that seeketh findeth; and to him that knocketh it shall be opened."

We pray that this assembled body will recognize the sever injustice that will be done to the 31 home owners and long term citizens of Salado.

Most Sincerely,
Maurice Striegler *MS*

From: Jennifer Fay To: mrstriegler Date: Thursday, May 4, 2006 7:10 AM Subject: RE: Fastcase Customer Service Reply: Fastcase Free Trial - pleasesave! Maurice: I attached the case in an RTF (rich text format) this time, which should work on your Mac and copied the case into the body of the email, below. Let me know if you are still unable to open the file. Jennifer Fay Customer Relations Director Fastcase Legal Research 691 S.W.2d 11 Clayton G. COLE, and Wife, et al., Appellants, v. Jimmy CUMMINGS and Thomas A. Curtis, Appellees. No. 9336. Court of Appeals of Texas, Texarkana. April 2, 1985. Rehearing Denied April 30, 1985. Page 12 J. Harris Morgan, Greenville, for appellants. Jack L. Paris, Jr., Harold F. Curtis, Jr., Greenville, for appellees. BLEIL, Justice. Clayton Cole and others appeal the trial court's denial of injunctive relief in their suit to enforce a restrictive covenant applicable to subdivision lots. The critical issue concerns whether the covenant, that lots be used generally for residential purposes, precludes building a street across one of the subdivision lots to other real estate. We hold that it does and direct that the injunctive relief be granted. Appellants own Lots 1, 2, 3, 4, 5 and 7 in a Hunt County subdivision. Jimmy Cummings and Thomas Curtis are joint owners of Lot 6. These seven lots, approximately three to four acres large, constitute the Club Oaks Subdivision. The street adjoining the lots travels generally north and south and ends in a cul-de-sac which touches Lots 6 and 7. The following illustration depicts the general nature of the subdivision, road, and the road sought to be built across Lot 6 by Cummings and Curtis. NOTE: OPINION CONTAINS TABLE OR OTHER DATA THAT IS NOT VIEWABLE Page 14 When Vernon Bench, Jr. created the Club Oaks Subdivision, he prepared and filed a declaration of covenants, conditions, and restrictions applicable to each of the seven lots. After preliminary declarations, appears the following use restriction: All Lots shall be used generally for residential purposes only, and except as hereinafter set forth no building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three (3) automobiles. The remaining use restrictions applicable to the lots deal with items such as minimum square footage, type of construction of exterior walls, out buildings, set-backs, and other restrictions normal for a residential subdivision. Also, there is a prohibition against any resubdivision of the lots. Cummings and Curtis created an easement forty-eight feet wide along the north side of Lot 6. The easement, running from the county road just north of the cul-de-sac, extends across Lot 6 south of the boundary of Lot 5. They desired to join the existing county road in the Club Oaks Subdivision to approximately fifty-seven acres which they own. In seeking injunctive relief, appellants asserted that the proposed roadway violated the restrictive covenants of the subdivision, that the road constituted a resubdivision of a lot, and that the use of part of a lot for a roadway or street was not consistent with the generally for residential purposes only use prescribed in the restrictions. This appeal hinges on our interpretation of the covenant that the lots within the subdivision be used generally for residential purposes. In construing the restrictive covenant we ascertain the objective intent of the parties expressed or apparent in the writing. *Cherokee Water Co. v. Forderhause*, 641 S.W.2d 522 (Tex.1982); *City of Pinehurst v. Spooner Addition Water Co.*, 432 S.W.2d 515 (Tex.1968). And, when we construe the language in restrictions we do so in a manner favoring the unrestricted use of property. *MacDonald v. Painter*, 441 S.W.2d 179 (Tex.1969); *Couch v. Southampton Civic Club*, 313 S.W.2d 360 (Tex.Civ.App.—Waco 1958), *aff'd in part*, 159 Tex. 464, 322 S.W.2d 516 (1959); *Baker v. Henderson*, 137 Tex. 266, 153 S.W.2d 465 (1941). The restrictions in the Club Oaks Subdivision are free of uncertainty and ambiguity. Ordinarily, terms limiting the use of land to residential purposes require that the property be used for living purposes as opposed to business or commercial activities. *MacDonald v. Painter*, *supra*; *Couch v. Southampton Civic Club*, *supra*. The construction of a driveway or street in a subdivision protected by a residential use covenant substantially interferes with the use and enjoyment of the other lots in the subdivision. *Calvary Baptist Church at Tyler v. Adams*, 570 S.W.2d 469 (Tex.Civ.App.—Tyler 1978, no writ). The construction of a road across Lot 6 adjoining other Cummings and Curtis lands which they propose to develop, constitutes use of Lot 6 for other than residential purposes. It also substantially interferes with the other lot owners' use and enjoyment of their lots. While Cummings and Curtis plan to develop their fifty-seven acres for residential use, their development of the property constitutes a business activity when considered in context of using Lot 6. Cummings and Curtis maintain that even if we should construe the covenant to prohibit building a road, the injunction should not issue because appellants failed to convince the fact finder that they would suffer irreparable harm. However, an exception to the rule that irreparable harm must be shown before injunctive relief is appropriate exists when a landowner in a subdivision seeks to enjoin a violation of a residential use only covenant. He need show only a substantial breach of the covenant. *Calvary Baptist Church at Tyler v. Adams*, *supra*; *Ireland v. Bible Baptist Church*, 480 S.W.2d 467

(Tex.Civ.App.—Beaumont 1972), cert. denied, 411 U.S. Page 15 906, 93 S.Ct. 1529, 36 L.Ed.2d 195 (1973); Protestant Episcopal Church Council v. McKinney, 339 S.W.2d 400 (Tex.Civ.App.—Eastland 1960, writ ref'd). Furthermore, were it necessary to show irreparable harm, we believe that the evidence showing a change in the character of the existing street, the traffic patterns, and the neighborhood conclusively establishes the irreparable harm. We conclude that use of part of Lot 6 as a roadway or street substantially breaches the covenant requiring the property be used generally for residential purposes. Additionally, the creation of the roadway would violate the covenant against resubdivision of any lot. Or, at the least, the covenant against resubdivision strongly evidences the owner's intent to prohibit building a road across a lot in restricting the use of the lots. We reverse the case and remand to the trial court for entry of an order consistent with this opinion enjoining the use of a portion of Lot 6 as a roadway as proposed by Cummings and Curtis. Reversed and remanded.

TIME LINE WITH RECORDED EVENTS, PROPERTY DEEDS, ETC. IN THE
CREATION OF SALADO OAKS SUBDIVISION, SALADO, TEXAS

I) Property Deed—GRANTOR: Hodge Land and Cattle Company, Inc.

GRANTEE: 1/4 interest Billie Hanks, Sr., 1/4 interest wife, Freda Nutt
Hanks, 1/4 interest Billie Hanks, Jr., and wife, Ruth Hanks
and 1/4 interest Dianne Hanks Graham

EXECUTED: 10 January 1977

LAND: Tract (1) 21.924 acre; Tract (2) 246.25 acre; Tract (3)
2.758 acre; Tract (4) 10.49 acre.

FILED FOR RECORD: 10 January 1977, Bell County, Texas
Volume 1429 pages 857-861

II) Lawsuit styled; In the Matter of the Marriage of Ruth Hanks and Billie Hanks, Jr., and
Freda Nutt Hanks, A third Party, and in the interest of Heather Ruth Hanks, A Child,
bearing cause No. 325-128632, 325th Court in Tarrant County, Texas. Filed 18 Nov-
ember, 1988. Action commenced by Petitioner Ruth Hanks, against respondent Billie
Hanks, Jr.

III) Lis Pendens Book E pages 178 through 191, Bell County Records 18 November
1988, filed on behalf of Ruth Hanks, Petitioner.

1/4 123 acre Volume 569 page 268
1/4 .0678 acre G. F. Langford Survey
1/4 .7258 acre Bill Bartlett Lot, lot 3, Block 2, Salado Hills Phase 1
1/4 1.13 acre Goodnight tract, E. H. Pitts Survey
1/4 7.44 acre Bert Hodges E. H. Pitts Survey
1/4 10.0 acre Jack Calvert Property E. H. Pitts Survey
1/4 221.561 acre Volume 1053 page 345

IV) Petition Deed—GRANTOR: Billie Hanks, Sr., and wife, Freda Nutt Hanks, Billie
Hanks, Jr., a single man, and Ruth Hanks, a single
woman

GRANTEE: A) Billie Hanks Sr., and wife, Freda Nutt Hanks 178 acre,
Exhibit A

B) Ruth Hanks, a single woman Exhibit (B) 25.46 acre;
Exhibit (C) 3.40 acre

OBSERVATION: First paragraph, Vol. 2497, page 490 is how the Senior Hanks

Exhibit 2

created and burdened the 28.86 acres that were granted to Ruth Hanks. "The said RUTH HANKS, shall also henceforth have, hold, possess and enjoy a perpetual non-exclusive passageway easement, and shall possess, in common with Grantors (who shall possess a similar right), etc." The metes and bounds are given in Exhibit D, Vol. 2497, page 496. Begins at intersection of Salado Cemetery and Baines, is 60 feet wide and bears roughly west to east for some 1200 feet more or less and ends at senior Hanks north South property line on a tract of land of some 115 acres plus or minus.

EFFECT OF Passageway easement on property creatively partitioned:

Senior Hanks 178 acre tract—1. Easement encumbers area 60 feet by some 350 feet
2. By obvious design becomes "dominant estate."
3. Appears to violate every safeguard of property rights designed into Property Code, Chapter 23. Partition Deed.

Ruth Hanks 3.4 acre and 25.46 acre;

1. Easement encumbers area 60 feet by some 833 feet
2. By obvious design becomes "servient estate" to Senior Hanks 178 acre
3. Appears to violate her property rights under Chapter 23 to receive partitioned property "as it was prior to partition."

C) Billie Hanks, Jr., a single man, Exhibit (E) 33.0 acre

FILED FOR RECORD: Volume 2497 pages 489-495: 30 January 1989

V) Release of Lis Pendens filed Volume 2510 pages 500 through 506 executed 6 March 1989; filed for record 15 March 1989.

VI) Warranty Deed: GRANTOR: Ruth Hanks, a single woman

GRANTEE: Patrica Craus

EXECUTED: 20 March 1991

LAND: EXHIBIT (A) 25.46 acre

EXHIBIT (A) page (2) 3.40 acre

EXHIBIT (B) Metes and bounds SENIOR HANKS
created controlling easement

FILED FOR RECORD: Volume 2712 pages 79-83: 26 March 1991

"This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, municipal or other governmental zoning laws, regulations, and ordinances, if any, affecting the herein described property."

VII) Warranty Deed with Vendor's Lien

GRANTOR: Patrica Craus

GRANTEE: William B. Pipes and wife, Barbara Ann Pipes; Billy Helm and wife, Vicki Helm

LAND: 28.86 acre tract (1) 25.46 acre; tract (2) 3.4 acre
(Road access easement some 1.66 acre)

SIGNED: 15 June 1993

FILED FOR RECORD: Vol. 2995 pages 491-495; 21 June 1993

VIII) Deed of Trust: GRANTOR: William B. Pipes and wife, Barbara Ann Pipes; Billy Helm and wife, Vicki Helm

GRANTEE: Trustee, J. David Stanford for Patricia Craus

LAND: 28.86 acre

DATED: 15 June 1993; Filed Vol. 2995 pages 496-502;
21 June 1993

Note (s)

Date: June 15, 1993; Amount: \$65,800.80

Maker: William B. Pipes and wife, Barbara Ann Pipes; Billy Helm and wife Vicki Helm

Payee: Patricia Craus, a single woman; Final Maturity Date: June 15, 1998.

Terms of Payment: Principal and accrued interest shall be due and payable in semi-annual installments of \$3,834.75 each, with the first installment being due and payable six months from date and a like installment on the same day of six month period thereafter until five years from the date hereof, when the entire amount of principal and interest then remaining unpaid shall then be due and payable, interest being calculated on the unpaid principal to the date of each installment paid and the payment made credited first to the discharge of the interest accrued and the balance to the reduction of the principal.

OBSERVATION: Does giving up questionable Partition Deed "easement," which gave the Patricia Craus two tracts ingress egress easement across property to Baines Street violate financing of property laws thus adding to the questionable legality of the expanded easement as described in the Access Easement Agreement? The Access Easement Agreement accomplished at least two things for the dominant estate; Removed easement encumbrance from their property and gained what amounts to dictatorial use of 1.57 acres of other property owners land with absolutely zero tax liability. This has all evolved from a divorce proceeding and the fall out from the disingenuous appropriation of a windfall property right; and the creation of a dominant estate when drafting the Partition Deed.

IX) Access Easement Agreement;

GRANTOR: William B. Pipes and wife, Barbara A. Pipes and Billy Helm and wife, Vicki Helm

GRANTEE: Billie Hanks, Sr. and Freda Nutt Hanks

EASEMENT: Exhibit A metes and bounds 80 feet north south X
832 feet east west

SIGNED: 10 May 1994

FILED FOR RECORD: 22 June 1994 Vol. 3174 page 26-30

X) Dedication of The Salado Oaks Subdivision

FILED FOR RECORD: Volume 3308 pages 97-105 on 8 May 1995

OBSERVATIONS

- 1) Hanks assembled land parcels on 10 January 1977 make no references to roadway access easements.**
 - 2) Examination of maps of the area in which the lands described in these assembled deed records clearly demonstrate the existence of superior village streets and or state highway to provide the Hanks property with ingress and egress. Proof positive exist in Salado Oaks Drive, a dead end street, that provides ingress and egress to the residence of Salado Oaks via highway 2268.**
 - 3) The Partition Deed of 30 January 1989, states the following: "Exhibit (C 3.40 Ac) shall be subject to the restrictive covenants contained in a deed recorded in Volume 1906, page 618, Deed Records of Bell County, Texas." Also, it states "Ruth Hanks, individually shall possess all rights possessed by Grantor in regard to the enforcement of the rights set out in Volume 1906, page 618, Deed Records of Bell County, as the same pertain to that property described in Exhibit (C) but not otherwise."**
 - 4) Ruth Hanks deed to Patrica Craus acknowledged the restrictive covenants and passed same to her in the deed.**
 - 5) Patrica Craus deed to William B. Pipes and his partners continued the recognition of the restrictive covenants.**
- William B. Pipes and partners incorporated almost verbatim the restrictive covenants with the first covenant reading, "None of the Tracts shall be used for any purpose except residential purposes." Again, there are no exceptions to be found in these covenants that may be construed to allow a joining property owner to invade the sanctity of a lot or tract for ingress or egress.**
- 6) The Partition Deed is obviously where this idea of creating the ingress egress easement was formed as a means to exert dominant control over parcels of land lost to Ruth Hanks in her divorce from Billie Hanks, Jr. "Hell hath no fury like a woman scorned."**
 - 7) Texas Property Code Chapter 23. Partition**

23.004. EFFECT OF PARTITION. ### Emphasis added! (a) A PERSON ALLOTTED A SHARE OF OR AN INTEREST IN REAL PROPERTY IN A PARTITION ACTION HOLDS THE PROPERTY OR INTEREST IN SEVERALTY UNDER THE CONDITIONS AND COVENANTS THAT APPLIED TO THE PROPERTY PRIOR TO THE PARTITION. ### No part of the 28.86 acres were encumbered with a roadway access easement PRIOR TO THE EXECUTION OF PARTITION DEED BY THE SENIOR HANKS. The Hanks tracts adjacent to Salado Oaks have ready access from Baines Street, Royal Street and highway 2268. The act of Partition in no way inhibited ingress and egress to any of the adjoining Hanks property. The execution of the easement passageway is very troubling. It has the appearance of gross over reaching by a domineering personality and in fact denies the recipient of the partition deed (Ruth Hanks and her daughter Heather) an important part of their property rights.

- (b) Since the Partition Deed of reference is the controlling document in possession in this**

review, it is probably accurate to observe that the writing of the partition deed was not done under the supervision of a court appointed commissioners of partition.

8) 23.006. ACCESS EASEMENT FOR PARTITIONED PROPERTY.

(a) Unless waived by parties in an action to partition property under this chapter, the commissioners appointed to partition property shall grant a nonexclusive access easement on a tract of partitioned property for the purpose of providing reasonable ingress to and egress from an adjoining partitioned tract (Emphasis added) **THAT DOES NOT HAVE A MEANS OF ACCESS THROUGH A PUBLIC ROAD OR AN EXISTING EASEMENT APPURTENANT TO THE TRACT.** The order granting the access easement shall contain a legal description of the easement.

(b) Unless waived by the parties in writing in a **PRIVATE PARTITION AGREEMENT** the property owner of a partitioned tract that has a means of access through a public road or an existing easement appurtenant to the tract shall grant in the **PRIVATE PARTITION AGREEMENT** a nonexclusive access easement on the owner's partitioned tract for the purpose of providing reasonable ingress to and egress from an adjoining partitioned tract (Emphasis added) **THAT DOES NOT HAVE A MEANS OF ACCESS THROUGH A PUBLIC ROAD OR AN EXISTING EASEMENT APPURTENANT** to the tract.

The Senior Hanks joining property had and has ready access to Baines Street to the West, Royal Street to the North and Highway 2268 to the South. The facts on the ground when measured against the requirements as outlined in (a) and (b) above simply do not warrant the granting of an easement.

9) The Village of Salado Planning and Zoning Ordinance require that one must obtain a permit to construct. In order to file a plat one must be able to show proof that they own the land. Apparently The Village backed off requiring proof of ownership of land and accepted a confusing reference to a recorded document that actually gives the legal description of (now abandoned) easement drafted into the Partition Deed of 30 January 1989.

10) Strieglers are the property owners of record for lot 13, Block 2, Salado Oaks Subdivision, Salado, Texas.

North side lot on East to West Axis	178.71 feet
South side lot East to West Axis	178.16 feet
East Side lot North to South Axis	193.75 feet
West Side lot North to South Axis	192.87 feet
Hanks Easement N-S Axis	80 ft. WE Axis 833 +-or- ft.

On February 28, 2005 an Application for and Building Permit No. 042005 R showing Applicant as Mrs. Billie Hanks; Owner: Mrs. Billie Hanks & Billie Hanks; Mailing Address as Box 1174; Physical Address Property: Sent in mail; Legal description of Property: volume 2995 page 491 reference line S 18; Property is currently zoned: left blank; Construction to be Done: March 05 Driveway; Said improvements, when completed, will be used for the following purposes (i.e.: pet supply store, primary residence, etc.): Driveway; Applicants Signature /s/ Freda Nutt Hanks dated 3-01-05; Approved Vic Means, Mayor proem, 3-22-05. The correct legal description for the easement granted by Access Easement Agreement of 22 June 1994 is found in Vol. 3174 pages 26-30, Bell County Records.

CERTIFICATION OF COMPLIANCE

The undersigned owner of (legal description) left blank; of the Village of Salado, Texas, hereby authorizes left blank; to make application to the Village of Salado, Texas, for the is-

10. 1. 1993

suance of a building permit for the undersigned to build the following improvement on said property: Driveway. It appears that the Restrictive Covenants of Salado Oaks Subdivision have been ignored.

(describe generally the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:
Entrance into property for Mrs. Hanks; driveway entrance. Commercialization of any aspects of Salado Oaks Subdivision property is in direct violation of its restrictive covenants.

I/We certify that I/We will comply with all requirements of this ordinance.

Dated this the 1st day of March, 2005.

Signature: /s/ Freda Nutt Hanks, Owner; Signature: Haynes & Alford Excavating Randy Alford, Building/Contractor

OBSERVATION:

1. Owner of property at 901 Salado Oaks Drive(lot 13), Salado, Texas is on record at the Bell County Tax Appraisal Office and the Bell County deed records as Maurice and Rosemary Striegler.

2. Physical Address of property given under Legal Description of Property in Application No. 042005, dated February 28, 2005, is as follows:

- | | |
|---|---|
| a. Ken & Janna Van Hoozer(lot 12)
907 Salado Oaks Drive
Salado, Texas 76571 | b. Maurice & Rosemary Striegler(lot 13)
901 Salado Oaks Drive
Salado, Texas 76571 |
| c. Don & Margie Kohring(lot 15)
900 Salado Oaks Drive
Salado, Texas 76571 | d. Don & Dianna Johnson(lot 16)
816 Salado Oaks Drive
Salado, Texas 76571 |
| e. Andrew & Jennifer Willis(lot 17)
808 Salado Oaks Drive
Salado, Texas 76574 | f. "Bennie" Evelyn Carroll(lot 18)
800 Salado Oaks Drive
Salado, Texas 76571 |

3. "Sent in mail" as the Physical Address of Property is a NON ANSWER!

4. True metes and bounds of the questionable "easement" are found in the Access Easement Agreement as filed for record 22 June 1994, Volume 3174 pages 26-30, Bell County. The legal address for lots which are impacted by this "easement" are:

	AproxSqFeet	Easement Encroachment
a. Maurice & Rosemary Striegler(lot 13)	34,493	14,279
b. Don & Margie Kohring (lot 15)	25,955	3,000
c. Don & Dianna Johnson (Lot 16)	26,200	3,014
d. Andrew & Jennifer Willis (lot 17)	25,405	3,015
e. "Bennie" Evelyn Carroll (Lot 18)	26,031	2,872

5. Dedication of Restrictive Covenants were signed and notarized by the subdivider partners on October 25m 1993. Additionally, Land Surveyor, Thomas D. Barrier certified that he did survey on the ground the above described tract of land and did make reference to a (now abandoned) 60 foot road access easement some five times; witness my hand and seal, this 22nd day of September, 1993. Subdivision dedication final documentation filed 8 May, 1995. Berrier certifies subdivision plat, seal and hand 3 September, 1993. There are no amendments and or references to a replat having been executed, and yet, the Berrier seal and hand as certified on 3 September 1993, contains the designated

boundary for the Access Easement Agreement that was signed on 10 May 1994, an event which took place 8 months, 7 days after Barrier's plat certification.

6. Terms of the Access Easement Agreement of 10 May, 1994, appear to be conflicted with the Restrictive Covenants. Restrictive Covenants were signed and notarized on 25 October, 1993, which is 7 months 15 days before the Access Easement Agreement.

1. None of the Tracts shall be used for any purpose except residential purposes.
4. Structures must be approved by Architectural Control Committee prior to construction. The committee's approval or disapproval as required in these covenants shall be in writing.
15. No business or commercial activity shall be permitted on any of the Tracts. 17. None of the Tracts shall be divided into smaller tracts or parcels of land for the purpose of building thereon except with the approval of the Architectural Control Committee. 18. The above restrictive covenants shall run with the land for the benefit of any owner or owners of the property and they may be enforced by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.

COPY

Billie Hanks Enterprises

Office 915/655-4433 or 653-7245
1101 So. Bryant Blvd.
San Angelo, Texas
76903

May 19, 1994

David Stanford
P.O. Box 1145
Salado, Texas 76571

Dear David,

We would like to bring you up to date concerning the request which we received from Glenn Hodge in August of 1993. He wanted to change the 60 foot easement that came along side our beautiful lot and along side the cemetery across the land that was purchased by Billy Pipes, through Glenn, as realtor.

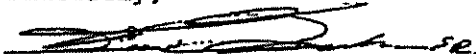
We agreed to make the change and realized that it would make a dogleg in our entrance or force us to cross a very expensive lot which we had not planned to use as an entrance, and also destroy beautiful trees. We agreed to this change, making an 80 foot easement, hoping that some day our land would become a development. Bill had left a 100 foot entrance on our land, coming off of Holland Road, next to Billie, Jr. We felt that the 80 foot roads, as entrances, would be an asset and would add to the elegance of our development.

We have worked diligently at obtaining the correct field notes and a contract that would protect us from any law suits in the future, if we ever needed to use the full 80 feet. We did not realize that there was any problem in the back side, next to Bert Hodge, since we had had the land surveyed at the time it was deeded to Ruth Hanks. There was never any mention of a problem by the surveyor, until now. Our attorney, Mark McLaughlin of San Angelo, advises us that there needs to be stated in the contract, something that will protect us after Glenn is gone and Billy Pipes has sold his land and gone. We will be left to deal with the people that are there, owning and living by the easement.

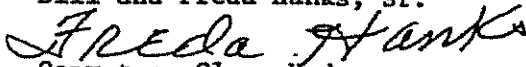
We have sent a fax to you, as requested by Glenn. The only thing holding us up now is the corrected field notes which will accompany the contract. We know that you are all anxious, as we are, to finish this. We will be leaving on July 1st and do not know for how long. We would like to finish this transaction, if possible, before we leave.

We know that the work is important to all of you and we would like to get everything cleared up before we leave. We do not want to leave you in a bind.

Sincerely,



Bill and Freda Hanks, Sr.



Copy to:	Glenn Hodge	William Pipes	Billy Helm
	P.O. Box 297	111 Blackberry	69 Holland Road
	Salado, Texas 76571	Salado, Texas 76571	Salado, Texas 76571

Thomas Berrier (surveyor)
11 W. Avenue G
Temple, Texas 76501

Exhibit ③

Field Notes for an 80 foot Road Access and Utility Easement, in Bell County, Texas, out of and a part of the E.H. PITTS SURVEY, ABSTRACT #651, and the tract of land herein described being out of and a part of that certain 21.72 acre tract of land described in a Deed to William Pipes, as recorded in Volume 2995, Page 491, Reference line S 18 deg. 04' 52" W, 1860.12 feet, Volume 2995, Page 491, Deed Records, Bell County, Texas, and being more fully described as follows:

BEGINNING at an iron rod found at the Southwest corner of a 2.698 acre tract of land described in a Deed to Bert Hodges Jr., Audrey Hodges Trustee, recorded in Volume 1869, Page 774, Deed Records, Bell County, Texas, for the Northwest corner of the aforementioned 21.72 acres for the Northwest corner of this;

Thence: S 70 deg. 03' 03" E, 199.81 feet, to an iron pipe found and S 73 deg. 10' 08" E, 514.97 feet, to an iron rod found for the Southeast corner a tract of land described in a Deed to Bert Hodges, recorded in Volume 1889, Page 689, for an Ell corner of a 122.548 acre tract of land described in a Deed to Billie and Freda Hanks, recorded in Volume 2497, Page 488, Deed Records, Bell County, Texas, and S 72 deg. 17' 07" E, 116.85 feet, to an iron rod found for an Ell corner of the said 122.548 acres for the Northeast corner of this;

Thence: S 18 deg. 04' 41" W, 80.0 feet, to a point for the Southeast corner of this;

Thence: N 72 deg. 17' 07" W, 117.42 feet, to a point; N 73 deg. 10' 08" W, 514.85 feet, to a point and N 70 deg. 03' 03" W, 199.85 feet, to a point on the West line of the aforementioned 21.72 acres for the Southwest corner of this;

Thence: N 18 deg. 25' 48" E, 80.0 feet, to the place of BEGINNING and containing 1.527 acres of land.

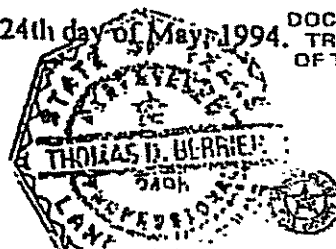
STATE OF TEXAS :
COUNTY OF BELL :

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas D. Berrier, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief said description is true and accurate.

IN WITNESS THEREOF, my hand and seal this 24th day of May, 1994.

Thomas D. Berrier
Thomas D. Berrier
Registered Professional Land Surveyor
Seal No. 2498

TEMPLE CIVIL ENGINEERING
P.O. BOX 1129
TEMPLE, TX 76503-1129



THOMAS D. BERRIER
REG. PROFESSIONAL SURVEYOR
FN-3360

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE & CORRECT COPY
OF THE ORIGINAL ON FILE

JUN - 8 1994

Vada Sutton
CO. CLERK, BELL CO., TX

- (1) Billy Pipes agree To Deed back Easement on MR + MRS. Hawks Lots out to Baints Street.
- (2) MR + MRS. Hawks agree to moving Easement from South side of line to north side on Billy Pipes Land. 80' Easement instead of 60'
- (3) Both Pipes + Hawks agree to split cost of fence on East Side of Property per approval of Bid.

8-18-93

William B. Pipes

Mrs. H. Hawks
B.H.S.R.

CLIENT:

BILL PIPES

AGENT:

TEMPLE CIVIL ENGINEERING CO., INC.
ENGINEERS, PLANNERS, SURVEYORS

11 WEST AVENUE G
TEMPLE, TEXAS 76501

FILED FOR RECORD

ACCESS EASEMENT AGREEMENT

JUN - 8 1994

Date: May 10, 1994

VADA SUTTON
COUNTY CLK., BELL CO. TEXAS

Grantor: William B. Pipes and wife, Barbara A. Pipes and Billy Helm and wife, Vicki Helm

Grantor's Mailing Address (including county): c/o 111 Blackberry, Salado, Bell County, Texas 76571

Grantee: Billie Hanks, Sr. and Freda Nutt Hanks.

Grantee's Mailing Address (including county): c/o 4 Park Drive, Salado, Bell County, Texas 76571

Easement Property: Described by metes and bounds as set forth on Exhibit "A" hereto.

Easement Purpose: For providing free and uninterrupted vehicular ingress and egress to property owned by Grantee.

Consideration: Ten Dollars and other valuable consideration and cancellation of a separate existing easement arrangement.

Reservations from and Exceptions to Conveyance and Warranty:
Easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded and valid instruments, other than encumbrances and conveyances, that affect the Easement Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee an easement over, upon and across the Easement Property for the Easement Purpose together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the easement to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. The following terms and conditions shall apply to the easement:

1. Duration of Easement. The easement shall be perpetual.
2. Exclusiveness of Easement. The easement is non-exclusive, and Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to convey the same or other rights and/or easement to others, so long as such further conveyance is subject to this grant.

DOCUMENT ATTACHED IS A
TRUE & CORRECT COPY
OF THE ORIGINAL ON FILE

JUN - 8 1994



3. Rights Granted and Reserved. Grantor grants to Grantee the right and privilege, at any time or from time to time, to utilize all or any portion of the Easement Property for the Easement Purpose and to increase the length and/or width of any road now or hereafter constructed on any portion of the Easement Property up to the full area subject to this easement. Grantee may construct additional areas of paving on the same grade level as any road then existing on the Easement Property, removing and covering over any curbs, lawns, trees, utility lines, sewers, water lines or other improvements which might have been placed or constructed on a portion of the Easement Property without liability for the loss of said improvements or reduction in value of adjacent property. Until such time or times that Grantee elects to utilize additional portions of the Easement Property, Grantor and Grantor's heirs, successors and assigns may continue to use and enjoy the surface of the Easement Property for all purposes which do not interfere with or interrupt the use and enjoyment of the Easement Property by Grantee.

4. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts shall be construed together and shall constitute one and the same instrument.

GRANTOR:

William B. Pipes
William B. Pipes

Barbara A. Pipes
Barbara A. Pipes

Billy Helm
Billy Helm

Vicki Helm
Vicki Helm

The Easement is hereby accepted.

Billie Hanks, Sr.
Freda Nutt Hanks
Freda Nutt Hanks

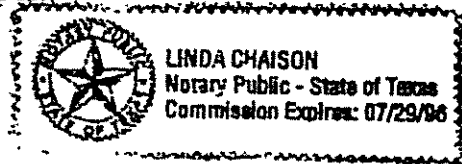
CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE & CORRECT COPY
OF THE ORIGINAL ON FILE

JUN - 8 1994

Paula Sutton
CO. CLERK, BELL CO., TX

STATE OF TEXAS
COUNTY OF BELL

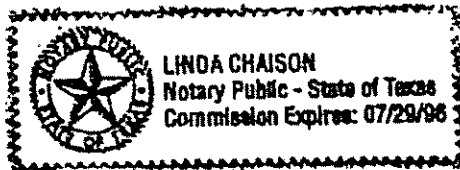
This instrument was acknowledged before me on the 3rd day of June, 1994, by William B. Pipes.



Linda Chaison
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BELL

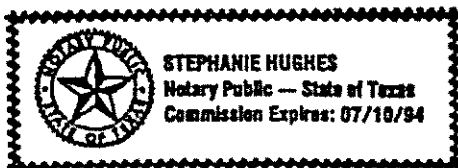
This instrument was acknowledged before me on the 3rd day of June, 1994, by Barbara A. Pipes.



Linda Chaison
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BELL

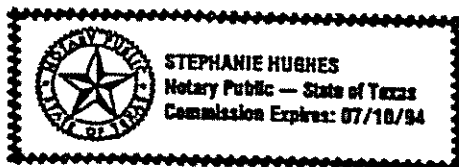
This instrument was acknowledged before me on the 8th day of June, 1994, by Billy Helm.



Stephanie Hughes
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 8th day of June, 1994, by Vicki Helm.



Stephanie Hughes
Notary Public, State of Texas

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE & CORRECT COPY
OF THE ORIGINAL ON FILE

JUN - 8 1994

PARTITION DEED

STATE OF TEXAS

§

COUNTY OF BELL

§

KNOW ALL MEN BY THESE PRESENTS:

WE CERTIFY THIS TO BE A
TRUE COPY OF ORIGINAL.

MONTEITH ABSTRACT COMPANY
BY

Frank J. Turner
MANAGER

VOL. 2497 PAGE 488

THAT WHEREAS, we, BILLIE HANKS, SR. and wife, FREDA MUTT HANKS; and RUTH HANKS, a single woman; and BILLIE HANKS, JR., a single man, have and hold in common that certain real estate situated in Bell County, Texas, and we are desirous of making partition of the same;

NOW THEREFORE, in consideration of the covenants herein contained and the conveyances herein made and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED, AND AGREED by, between, and among said parties and each of them COVENANTS, GRANTS, CONCLUSIONS, AND AGREES, for himself, themselves, his and their heirs, personal representatives, and assigns, that a partition of the said Property be made as follows, to-wit:

1. The said BILLIE HANKS, SR. and wife, FREDA MUTT HANKS, shall hence forth have, hold, possess, and enjoy in severalty, by themselves, and to them and their heirs, personal representatives, and assigns, for their part, share, and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain tract of land containing approximately 178.0 acres of land more or less in the Benjamin Bolas Survey, the J. P. Wallace Survey, the E. H. Pitts Survey, and the William Roberts Survey, in Bell County, Texas, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes.

And the other parties hereto, HAVE GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM, AND CONVEY unto the said BILLIE HANKS, SR. and wife, FREDA MUTT HANKS the Property described on Exhibit "A".

TO HAVE AND TO HOLD the Property described on Exhibit "A" together with all the rights and appurtenances thereto in any wise belonging and any right, title, and interest of the Grantors, unto the said BILLIE HANKS, SR. and wife, FREDA MUTT HANKS, their heirs, personal representatives, and assigns forever; and the other parties hereto do bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said BILLIE HANKS, SR. and wife, FREDA MUTT HANKS, their heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

2. The said RUTH HANKS, a single woman, shall hence forth have, hold, possess, and enjoy in severalty, by herself, and to her and her heirs, personal representatives, and assigns, for her part, share, and proportion of the said Property, free from any and all claims of the other parties hereto, all of those certain tracts of land situated in Bell County, Texas, described as a 25.46 acre tract and a 3.40 acre tract, in the E. H. Pitts Survey; and being more particularly described on Exhibits "B" and "C", attached hereto and made a part hereof for all purposes.

And the other parties hereto, HAVE GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM, AND CONVEY unto the said RUTH HANKS, a single woman the Property described on Exhibits "B" and "C".

Exhibit 4

Exhibit "C" shall be subject to the restrictive covenants contained in a deed recorded in Volume 1906, Page 618, Deed Records of Bell County, Texas.

However, Grantors expressly waive any right they possess to enforce the restrictive covenants contained in such volume and page, save and except the following:

(a) The land shall not be used for any purpose other than a single family dwelling;

(b) Each dwelling constructed on said land shall contain at least 1,800 square feet of living area, exclusive of porches, stoopes, carports and garages;

(c) All construction shall be new, and shall be constructed of at least 40% rock or masonry and no prefabricated structures, house trailers, mobile homes, tents or temporary structures of any kind shall be moved on or erected upon any part of said land;

(d) All service yards, garbage can areas, drying yards and liquified petroleum gases tanks shall be surrounded by a fence or by walls of the main dwelling, or some combination of fence and walls, at least five feet (5 ft.) in height and screening the area from view;

(e) No portion of the described land may be used for the storage of junk, abandoned vehicles, rubbish or any material which might detract from the general appearance and attractiveness of the surroundings;

(f) No business or commercial activities shall be permitted on any of said land;

(g) All residents thereon shall maintain the land at all times in a neat and sanitary condition, keeping grass and lawn areas mowed and trimmed and allow no conditions to exist which are hazardous to vehicular traffic;

(h) No dwelling shall be located nearer than ten feet (10 ft.) to a property line;

(i) No dwelling shall be built on an area containing less than .5 acre.

RUTH HANKE, individually shall possess all rights possessed by Grantor in regard to the enforcement of the rights set out in Volume 1906, Page 618, Deed Records of Bell County, as the same pertain to that property described in Exhibit "C" but not otherwise.

TO HAVE AND TO HOLD the Property described on Exhibits "B" and "C", together with all the rights and appurtenances thereto in any wise belonging and any right, title, and interest of the Grantors, unto the said RUTH HANKE, a single woman, her heirs, personal representatives, and assigns forever, and the other parties hereto do bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said RUTH HANKE, a single woman, her heirs, personal representatives, and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof.

The said RUTH HANKS, shall also henceforth have, hold, possess and enjoy a perpetual non-exclusive passageway easement, and shall possess, in common with Grantors (who shall possess a similar right), the right to construct at her sole expense (or their sole expense as the case may be) a road at least to minimum county specifications over and across such easement and possess access to the easement, in common with Grantors, their successors and assigns, over and along a tract of land more particularly described on Exhibit "D". The easement is for the non-exclusive benefit of the tracts, or portion thereof, set forth in Exhibits "A", "B" and "C", and shall be deemed to follow the title to said subject land. RUTH HANKS' rights may be assigned by her in whole or individual conveyance of subdivided tracts. If either party constructs a road as described herein, they shall assume the responsibility and cost of relocating the fence and gate from the West end of the 3.40 acre tract described in Exhibit "C", to the East end of said tract with no interruption in use of the property described in Exhibit "A" for grazing purposes.

The said BILLIE HANKS, JR. a single man, shall hence forth have, hold, possess, and enjoy in severalty, by himself, and to him and his heirs, personal representatives, and assigns, for his part, share, and proportion of the said Property, free from any and all claims of the other parties hereto, all of that certain tract of land containing 33.0 acres of land more or less in the E.H. Pitts Survey, the William Roberts Survey and the J.P. Wallace Survey situated in Bell County, Texas, and being more particularly described on Exhibit "E", attached hereto and made a part hereof for all purposes.

And the other parties hereto, HAVE GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM, AND CONVEY unto the said BILLIE HANKS, JR., a single man, the Property described on Exhibit "E".

TO HAVE AND TO HOLD the Property described on Exhibit "E", together with all the rights and appurtenances thereto in any wise belonging and any right, title, and interest of the Grantors, unto the said BILLIE HANKS, JR., a single man, his heirs, personal representatives, and assigns, forever; and the other parties hereto do bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said BILLIE HANKS, JR., a single man, his heirs, personal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

As between BILLIE HANKS, JR. and RUTH HANKS, this conveyance is made for and in consideration of the division of property in Cause No. 325-128632, entitled "In the Matter of the Marriage of RUTH HANKS and BILLIE HANKS, JR.," entered in the 325th Judicial District Court of Tarrant County, Texas.

As to the 178 acre tract of land, Billie Hanks, Sr. and wife, Freda Nutt Hanks, agree that an undivided 2/3 interest in the property is their community property and an undivided 1/3 interest in the property is owned by Freda Nutt Hanks as her separate property.

IN WITNESS WHEREOF we have hereunto set our hands this 30th
day of January, 1989.

[Signature]
BILLIE HANKS, SR.


[Signature]
FREDA MUTT HANKS

[Signature]
RUTH HANKS, a single woman

[Signature]
BILLIE HANKS, JR., a single man

STATE OF TEXAS
COUNTY OF BELL


This instrument was acknowledged before me on the 30th day
of January, 1989, by Billie Hanks, Sr.

 ROBERT C. SPENCE
Notary Public, State of Texas
My Commission Expires 11-14-90

[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BELL


This instrument was acknowledged before me on the 30th day
of January, 1989, by Freda Mutt Hanks.

 ROBERT C. SPENCE
Notary Public, State of Texas
My Commission Expires 11-14-90

[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TARRANT


This instrument was acknowledged before me on the 26th day
of January, 1989, by Ruth Hanks, a single woman.

 DERRIN McDANIEL
COMMISSION EXPIRES
MARCH 23, 1989

[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 26th day
of January, 1989, by Billie Hanks, Jr., a single
man.

 SYDNEY BOYLES, Notary Public
in and for the State of Texas
My Commission Expires 1-9-89

[Signature]
Notary Public, State of Texas

VOL. 2497 PAGE 491

**BOUNDARY DESCRIPTION AND FIELD NOTES FOR
APPROXIMATELY 178.0 ACRES IN THE BENJAMIN BOLES SURVEY,
THE J.P. WALLACE SURVEY, THE E.H. PITTS SURVEY, AND
THE WILLIAM ROBERTS SURVEY
IN BELL COUNTY, TEXAS**

All that certain lot, tract, or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the Benjamin Boles Survey, Abstract Number 82, the J.P. Wallace Survey, Abstract Number 901, the E.H. Pitts Survey, Abstract Number 881 and the William Roberts Survey, Abstract Number 708 and being part of a 223.0 acre tract as recorded in Volume 1429, Page 867, a 1.13 acre tract as recorded in Volume 1904, Page 305, a .32 acre tract as recorded in Volume 1518, Page 317 and Lot 3 Block 2 Salado Hills Phase I of the Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin on the North right-of-way line of FM 2288, said iron pin being S 71° 48' 28" E 1176.78 feet from the Southwest corner of above mentioned 223.0 acres for the Southwest corner of this;

THENCE N 18° 04' 51" E 1850.12 feet to an iron pin for an ell corner of this;

THENCE N 72° 18' 42" W 400.55 feet to an iron pin; N 70° 14' 38" W 222.18 feet to an iron pin and N 71° 27' 18" W 885.18 feet to an iron pin on the East right-of-way line of Baines Street for a corner of this;

THENCE along the East right-of-way line of Baines Street N 70° 12' 27" E 58.86 feet to an iron pipe and N 3° 04' 29" W 140.85 feet to an iron pin for a corner of this;

THENCE N 70° 01' 30" E 201.03 feet to an iron pin; around a curve to the left with a radius of 189.88 feet an arc distance of 77.25 feet to an iron pin; S 59° 31' 10" E 215.73 feet to an iron pin; S 18° 27' 44" W 170.42 feet to a iron pin; S 71° 27' 18" E 210.27 feet to an iron pin; S 70° 14' 37" E 222.27 feet to an iron pin and S 72° 18' 44" E 395.98 feet to an iron pin for an ell corner of this;

THENCE N 18° 04' 52" E 181.30 feet to an iron pin; N 72° 18' 42" W 115.78 feet to an iron pin; N 18° 24' 11" E 488.82 feet to an iron pin; N 17° 56' E 624.89 feet to an iron pin; N 70° 50' 30" W 100.0 feet to an iron pin; N 19° E 140.0 feet to an iron pin on the South right-of-way line of Royal Street; S 70° 50' 30" E 100.0 feet to an iron pin and N 17° 56' E 48.18 feet to an iron pin on the South right-of-way line of Royal Street, said iron pin being the Northwest corner of above mentioned 223.0 acres for the Northwest corner of this;

THENCE S 71° 55' 44" E 2504.8 feet to an iron pin for the Northeast corner of above mentioned 223.0 acres for the Northeast corner of this;

THENCE S 17° 28' 40" E 772.11 feet to an iron pin; S 28° 42' 27" W 204.43 feet to an iron pin; S 11° 49' 48" E 272.23 feet to an iron pin and S 18° 14' 48" W 2615.03 feet to an iron pin on the North right-of-way line of FM 2288 for the Southeast corner of this;

THENCE along the North right-of-way line of FM 2288 N 71° 55' 35" W 100.0 feet to an iron pin for a corner of this;

Page 2

THENCE N 17° 53' 23" E 1622.66 feet to an iron pin; N 72° 07' 32" W 900.0 feet to an iron pin and S 17° 53' 23" W 1487.11 feet to an iron pin on the North right-of-way line of FM 2288 for a corner of this;

THENCE N 46° 48' 28" W 343.28 feet to an iron pin; around a curve to the left with a radius of 1006.77 feet, a chord of N 89° 18' 24" W 438.20 feet an arc distance of 438.87 feet to an iron pin, N 72° 27' 08" W 219.81 feet to an iron pin and N 71° 48' 24" W 522.17 feet to the place of BEGINNING and containing approximately 178.0 acres of land more or less.

I HEREBY CERTIFY that these field notes were prepared from the deed mentioned in the preamble and recorded in the Bell County Courthouse and do not reflect an actual survey on the ground.

WITNESS MY HAND AND SEAL this 16th day of January, 1988 A. D.

JONES AND NEUSE, INC. - BELTON BRANCH

Thomas D. Burrier
Thomas D. Burrier
Registered Public Surveyor
No. 2498



JNS 2088-140-8

Exhibit A Page 2

VOL. 2497 PAGE 493

BOUNDARY DESCRIPTION AND FIELD NOTES FOR
25.48 ACRES IN THE E.A. PITTS SURVEY
IN BELL COUNTY, TEXAS

All that certain lot, tract, or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the E.A. Pitts Survey, Abstract Number 881 and being part of a 222.0 acre tract as recorded in Volume 1438, Page 880 of the Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the North right-of-way line of FM 2288 with the East right-of-way line of Banas Street, said iron pin being the Southwest corner of above mentioned 222.0 acres for the Southwest corner of this;

THENCE along the East right-of-way line of Banas Street N 14° 39' 20" W 58.31 feet to an iron pin and N 17° 58' 28" E 401.48 feet to an iron pin for the most westerly Northwest corner of this;

THENCE along a fence S 71° 40' 48" E 808.54 feet to an iron pin for an all corner of this;

THENCE along a fence N 17° 58' 28" E 702.08 feet to a fence angle post; N 17° 24' 37" E 173.83 feet to an iron pin and N 18° 37' 23" E 832.83 feet to an iron pin on the South line of a 60 foot road access easement for the Northwest corner of this;

THENCE S 71° 16' 42" E 400.55 feet to an iron pin for the Northeast corner of this;

THENCE S 18° 04' 52" W 1860.12 feet to an iron pin on the North right-of-way line of FM 2288 for the Southeast corner of this;

THENCE N 71° 48' 28" W 1178.78 feet to the place of BEGINNING and containing 25.48 acres of land more or less.

I HEREBY CERTIFY that these field notes were prepared by computations and an actual survey on the ground and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this 10th day of January, 1989 A. D.

JONES AND NEUSE, INC. - BELTON BRANCH

Thomas D. Barrier
Thomas D. Barrier
Registered Public Surveyor
No. 2498



JNS 2088.140-1

Ruth Hanks Tract

Exhibit B Page 1

VOL 2197 PAGE 494

**BOUNDARY DESCRIPTION AND FIELD NOTES FOR
3.40 ACRES IN THE E.A. PITTS SURVEY
IN BELL COUNTY, TEXAS**

All that certain lot, tract, or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the E.A. Pitts Survey, Abstract Number 881 and being part of a 223.0 acre tract as recorded in Volume 1429, Page 280 of the Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin on the North line of a 60 foot road access easement, said iron pin being S 71° 27' 18" E 378.9 feet and N 18° 27' 44" E 80.0 feet from the Northwest corner of the Salado Cemetery tract, said iron pin also being N 71° 27' 18" W 210.18 feet and N 18° 27' 44" E 80.0 feet from the Northwest corner of a 2.783 acre tract for the Southwest corner of this;

THENCE along a fence N 18° 27' 44" E 170.42 feet to an iron pin for the Northwest corner of this;

THENCE along a fence S 72° 18' 42" E 831.28 feet to an iron pin for the Northeast corner of this;

THENCE S 18° 04' 52" W 181.30 feet to an iron pin on the North line of a 60 foot road access easement for the Southeast corner of this;

THENCE N 72° 18' 44" W 398.98 feet to an iron pin; N 70° 14' 57" W 222.27 feet to an iron pin and N 71° 27' 18" W 210.27 feet to the place of **BEGINNING** and containing 3.40 acres of land more or less.

I HEREBY CERTIFY that these field notes were prepared by computations and an actual survey on the ground and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this 10th day of January, 1968 A. D.

JONES AND NEUSE, INC. - BELTON BRANCH

Thomas D. Barrier
Thomas D. Barrier
Registered Public Surveyor
No. 2453



JNS 2088.240-3

Ruth Hanks tract
Exhibit C Page 1

VOL. 2497 PAGE 495

BOUNDARY DESCRIPTION AND FIELD NOTES FOR
A 80 FOOT ROAD ACCESS EASEMENT
IN HELL COUNTY, TEXAS

All that certain lot, tract, or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the E.A. Pitts Survey, Abstract Number 681 and being part of a 125.0 acre tract as recorded in Volume 1412, Page 860 of the Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin on the East right-of-way line of James Street, said iron pin being the Northwest corner of the Baldo Cemetery tract and also being a corner on the above mentioned 125.0 acres for the Southwest corner of this;

THENCE along the East right-of-way line of James Street N 10° 12' 27" E 88.88 feet to an iron pin and N 3° 00' 22" W 3.82 feet to an iron pin for the Northwest corner of this;

THENCE S 71° 27' 18" E 274.60 feet to an iron pin; S 71° 27' 18" E 210.27 feet to an iron pin; S 70° 14' 47" E 213.27 feet to an iron pin and S 72° 18' 44" E 389.88 feet to an iron pin for the Northwest corner of this;

THENCE S 18° 04' 52" W 80.0 to an iron pin for the Southeast corner of this;

THENCE N 73° 18' 42" W 400.85 feet to an iron pin; N 10° 14' 58" W 223.18 feet to an iron pin and N 71° 18" W 88.18 feet to the place of BEGINNING and containing 1.88 acres of land more or less.

I HEREBY CERTIFY that these field notes were prepared by computations and an actual survey on the ground and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this 10th day of January, 1988 A. D.

JONES AND NEUBE, INC. - SHELTON BRANCH

Thomas D. Darter
Thomas D. Darter
Registered Public Surveyor
No. 1458



JNS 1068.140-2

VOL. 2497 PAGE 496

**BOUNDARY DESCRIPTION AND FIELD NOTES FOR
33.0 ACRES IN THE E.H. FITTS SURVEY, THE
WILLIAM ROBERTS SURVEY AND THE J.P. WALLACE SURVEY
IN BELL COUNTY, TEXAS**

All that certain lot, tract, or parcel of land lying and being situated in the County of Bell, State of Texas, and being part of the E.H. Fitts Survey, Abstract Number 631, part of the William Roberts Survey, Abstract Number 768 and part of the J.P. Wallace Survey, Abstract Number 891 and being part of a 223.0 acre tract as recorded in Volume 1429, Page 997 of the Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at an iron pin on the North right-of-way line of FM 2988, said iron pin being N 71° 55' 36" W 100.0 feet from the Southeast corner of above mentioned 223.0 acres for the Southeast corner of this;

THENCE along the North right-of-way line of FM 2988 N 71° 55' 36" W 421.54 feet to an iron pin; around a curve to the right with a radius of 305.37 feet a chord of N 30° 18' 55" W 393.08 feet an arc distance of 301.08 feet to an iron pin and N 46° 45' 25" W 110.92 feet to an iron pin for the Southwest corner of this;

THENCE N 17° 57' 23" E 1487.11 feet to an iron pin for the Northwest corner of this;

THENCE S 72° 07' 32" E 300.0 feet to an iron pin for the Northeast corner of this;

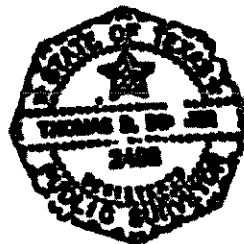
THENCE S 17° 57' 23" W 1823.68 feet to the place of **BEGINNING** and containing 33.0 acres of land more or less.

I HEREBY CERTIFY that these field notes were prepared by computations and an actual survey on the ground and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this 18th day of January, 1939 A. D.

JONES AND NEDEGE, INC. - BELTON BRANCH

Thomas D. Barrier
Thomas D. Barrier
Registered Public Surveyor
No. 2488



JNS 2022.140-4

Billie Hanks, Jr. WROST

Exhibit E Page 1

FILED FOR RECORD
89 JAN 30 PM 1 00
COUNTY CLERK, BELL COUNTY, TEXAS
BY M-T CLERK

001969

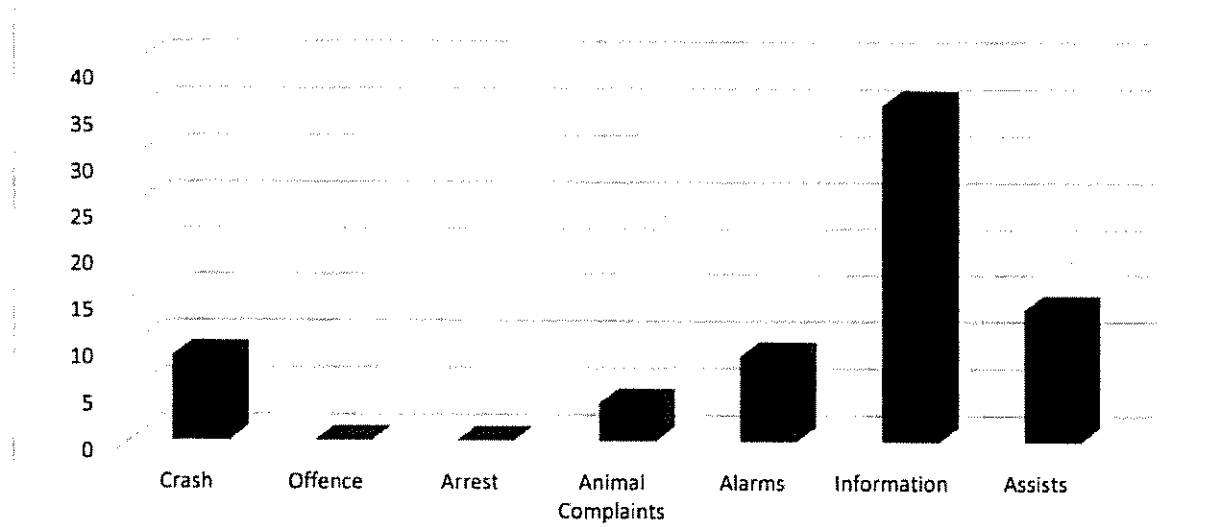
POLICE DEPARTMENT
MONTHLY REPORT
FOR THE MONTH ENDING November 30, 2015

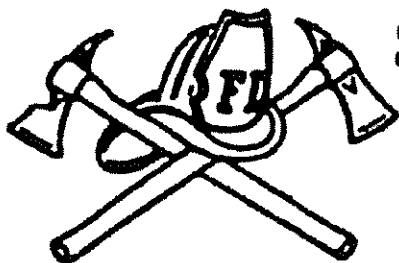
Update General Orders	Have been reviewing the current operations manual and updating the policies to meet the Best Practices guideline. There are currently 169 sections in the Best Practices manual. 47 sections have been completed for your review.
Emergency Operations	<ul style="list-style-type: none"> • The Emergency Operations Plan and Annexes have been completed, however we will continue to gather additional data. This will be presented at a workshop • Need to assign someone to serve as Emergency Management Coordinator • The annex's are completed and we are now in compliance with the state standards. We are now working on the Basic Plan and will have this on a future work shop agenda. We are drafting ordinances and resolutions that may be used in the event of a disaster. Need to establish interlocal agreements with partners in the area that will assist us during an emergency. • Identify resource list and arrangements for goods and materials necessary during emergency
Develop 5 year action/strategic plan	The construction of a Police Department strategic plan 2014 / 2018 Has been completed.

Early Outdoor Warning Systems	Starting to gather information about vendors and types of programs.
Training report	No training this month – 1 officer short / one on light duty- waiting for personal history statement on applicants
Salado ISD	Interior and exterior cameras on all school buses
Employee Evaluation	All evaluations have been completed

CONTINUING PROGRAMS		
House watch	Physically check the house while citizen is out of town	Positive feedback from citizens

Calls For Service





Salado Fire Department

P.O. Box 503

Salado, Texas 76571

Tel. 254-947-8961 • Fax 254-947-1006

In the month of November Salado VFD has responded to the following calls

In the Village

12 - EMS

6 - Fire Calls

21 - MVA

County calls

22 - EMS

8 - Fire

9 - MVA

Shane Berrier

Fire Chief, Salado Vol. Fire Dept.

ACTION PLAN – 2016- 2017 – December 10, 2015 UPDATE

Goal Category	Objective	Activities/Mean	Activity Type	Resources Needed	Priority	Implementation Schedule	Status / Update
Networking/Member Support	After Stroll assemble focus groups to gather data	Data to be used in website update & revamp	Chamber/ Tourism	Staff/ website provider	1	January 2016	Begin process at conclusion of Christmas Stroll
Business Support	Conduct activities that increase business awareness in the community	ribbon cuttings, groundbreakings, quality information programs	Chamber	Staff	1	Ongoing	Will begin again in January 2016
Business Support	Support business/lodging marketing and advertising efforts	Create marketing plan	Tourism/ Chamber	Staff	1	Q1 2016	Executive Director gathering data to aid in creation of marketing plan
Support members (increase membership)	Improve communication with current and inactive chamber members	Executive Director getting out into community	Chamber	Staff	1	2016	Executive Director to become more active after Christmas Stroll and when new Market/Event Manager comes on board
Quality of life	Support quality of life initiatives	-Identify capital improvement and facility projects that improve quality of life	Chamber/ Tourism	Staff	2	2016-2017	Village/Tourism working on infrastructure, sidewalks and signage.
Tourism development	Hold events that attract tourists and overnight stay	- Wildflower Art Show - Mother's Getaway weekend - Midnight Madness Down Main - Salado Fine Art Invitational - Chocolate & Wine Weekend - Christmas Stroll	Chamber/ Tourism	Budget Volunteers New ad campaign marketing	1	2015-2016	Currently hosting these events that bring in overnight guests but need to work on improving all events through new advertising venues (i.e. television, print, and website.) Critique each event and also hold meetings with businesses as to how to make each event better. For the 2015 Christmas Stroll bought radio spots that spoke to our demographic. More forthcoming
Tourism development and awareness	Website revamp mobile enabled with creation of potential Salado app	-to facilitate event booking - Create packages including other regional businesses to create better tourist experiences – e.g. hunt weekend at Solana with spouse in Village -Featuring tourism businesses	Chamber/ Tourism	Budget Staff Outsource provider	1	2016 - 2017	Create more Salado packages for groups. Work with Wildfire Ranch and Solana Ranch and Stillhouse Hollow lake.
Goal Category	Objective	Activities/Mean	Activity Type	Resources Needed	Priority	Implementation Schedule	

Tourism Awareness	Improve way finding	-Install kiosks -IH 35 Gateway sign	Tourism/ Chamber/	Budget	2	2015 -2016	Have been working with TxDOT for the last several years for our IH35 gateway sign. Met in the last two weeks with Betsy Pittman with TxDOT to discuss installation of both signs, timing, covered cost, landscaping etc.
Tourism development	Promote Salado through print materials	-Visitors Guide	Chamber/ Tourism	Budget Business support	1	2016	Currently working on membership renewals which drive guide's content; currently working on ad sales
Tourism development	Improve marketing activities and approaches	-Create marketing plan -Reflect tourism study recommendations -Expand use of social media	Tourism/ Chamber	Time Budget	1	2016	Methodology for creating plan is in place with data collection happening after Stroll which is specific to website but will drive ancillary marketing as well
Tourism development	Further identify existing venues	-Develop and implement Tourism / Venue Master Plan -- -Define what we have & what is missing: Inventory of venues, restaurants, retailers, meeting space (type, hours, presence on road)	Tourism	Time Budget Resource Person to recruit new attractions	1	2016	Chamber membership committee and Executive Director visited majority of lodging venues in October 2015 and collected pertinent data to populate our website
Tourism development	Attract groups (tour and meeting) for destination meetings	- Create and distribute materials to recruit tour and meeting groups -utilize social media -develop and execute list of organizations to market to -Identify additional ways to recruit	Tourism/ Chamber	Time Budget	1	2016	Executive Director to make sales calls in Texas Triangle
Business Development - including recruitment, expansion & retention	Make community aware of role the Governor's Office for the State of Texas plays in local communities in business recruitment, expansion & retention	Met with Community Relations Director -- Larry McManus	Tourism	Time	2	2016	Schedule program for Salado business & industry where Larry McManus talks to them about the initiatives of the Governor's Office for Business Development including recruitment, expansion & retention
Goal Category	Objective	Activities/Means	Activity Type	Resources Needed	Priority	Implementation Schedule	

Additional Information not regarding the Action Plan:

- Tourism/Chamber Office organization and systemization -- ongoing

- Marketing & Event Manager position filled – Erin Klingemann – formerly Hutto EDC VP and Chamber Board Member – expertise in Business Retention & Expansion & large scale events
- Small Business Saturday – feedback received was good from merchants; lots of traffic and several large receipts were entered into the drawing – to note, marketing materials etc. reflected on all businesses in Salado including lodging. Lodging receipts were eligible as well for the drawing.